



## STADEN PARK TRIMINGHAM, NORWICH, NR11 8HX

£1,425 PCM

A well presented 4/5 bedroom detached property situated in a cul-de-sac location. Comprising Lounge, Kitchen/Breakfast Room, Utility Room, Dining Room/Bedroom, Ground Floor Shower Room, Bedroom 1 with Ensuite, Three Further Bedrooms, Family Bathroom, Enclosed Rear Garden Garage & Off Road Parking. Unfurnished & Available NOW. Call Henleys to view.

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ESTATE AGENCY SIMPLIFIED

# STADEN PARK

• 4/5 Bedrooms • 2/3 Reception

Rooms • Spacious Accommodation • Quiet  
Cul-de-sac location • Superb Family  
Home • Front & Rear Gardens • Garage &  
Off Road Parking • Unfurnished • Available  
NOW • Call Henleys to View



## OVERVIEW

This spacious family home has been extended to offer flexible living accommodation throughout. It comes with its own indoor hydro-therapy pool, 4/5 bedrooms, 2/3 reception rooms, front and rear gardens, garage and off road parking. Situated in a very popular residential area just a few miles from Cromer, early viewing is highly advised to appreciate all it has to offer.

## ENTRANCE HALL

Wood effect laminate flooring, stairs rising to the first floor, under stairs storage area, wall mounted radiator, telephone point, doors to the lounge, kitchen/breakfast room, office/bedroom and the WC.

## LOUNGE

Double glazed window to the front aspect, full length double glazed door to the rear aspect, wood effect flooring, feature fireplace with brick surround with timber mantelpiece and tiled hearth, inset dual fuel log burner, wall mounted radiator and TV point.

## KITCHEN/BREAKFAST ROOM

A series of wall and base units with solid timber worktops over, Integral appliances including an electric hob and electric oven and grill, Inset sink with draining board, wall mounted radiator, an opening leads to the utility area. The utility area has space for a washing machine and a worktop with

inset sink. Double glazed window to the side aspect, double glazed door to the side aspect leading to the garden and doors to the shower room and the dining room/bedroom.

## DINING ROOM/BEDROOM

Double glazed window to the rear aspect with sliding patio doors to the side aspect which open to the patio and rear garden, wall mounted radiator and TV point.

## SHOWER ROOM

Low level WC, pedestal wash hand basin with tiled splash back, shower cubicle with tiled walls and tiled flooring.

## FIRST FLOOR LANDING

Airing cupboard housing the hot water tank with immersion heater, doors to bedrooms 1, 2, 3, 4 and the family bathroom.

## MASTER BEDROOM

Double glazed window to the side aspect, wall mounted radiator, wood effect flooring, eaves storage cupboard and door to the en-suite.

The en-suite has a corner shower, a low level WC, wash hand basin and tiled flooring.

## BEDROOM 2

Double glazed to the front aspect, wall mounted radiator and wood effect flooring.

### **BEDROOM 3**

Double glazed to the front aspect with wall mounted radiator and wood effect flooring.

### **BEDROOM 4**

Double glazed to the front aspect with a wall mounted radiator and carpeted flooring.

### **FAMILY BATHROOM**

Wall mounted radiator, tile effect flooring, three piece suite which includes a corner bath with shower attachment over, wash hand basin with tiled splash back and low level WC.

### **OUTSIDE**

To the front is a lawned garden with a driveway providing off road parking for 2 cars and access to the garage.

To the rear is a lawned garden, a patio area and decked seating area. To one side is a purpose built, covered heated hydro-therapy pool with multi-colour lighting and music system. Please note the pool is not currently commissioned and would be the cost of the tenant if they wish to recommission the pool.

### **RESTRICTIONS**

Tenants who smoke cannot be considered for a tenancy at this property. One pet may be considered.

### **FEES AND DEPOSITS**

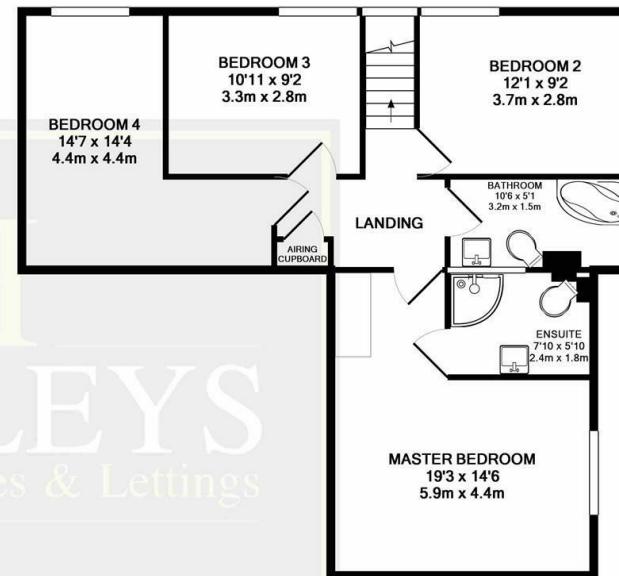
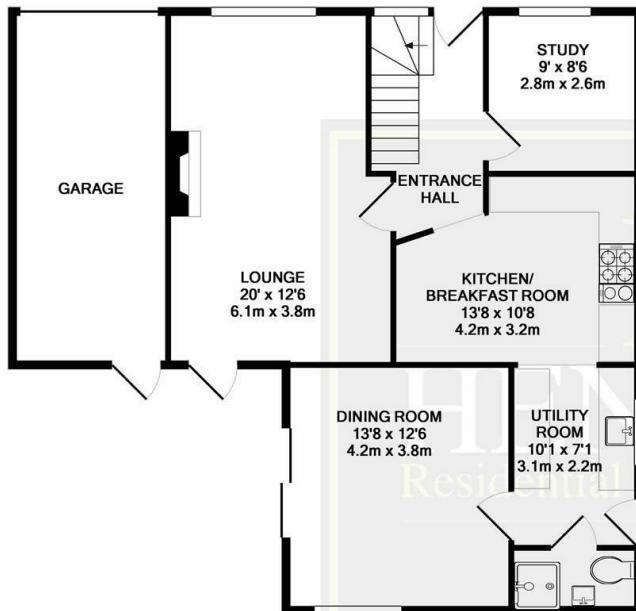
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £328.84 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,096.16) along with the deposit of £1,644.23 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

## **41 STADEN PARK**





TOTAL APPROX. FLOOR AREA 1688 SQ.FT. (156.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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